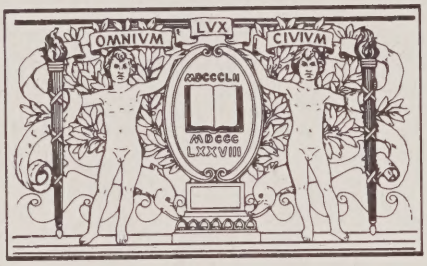
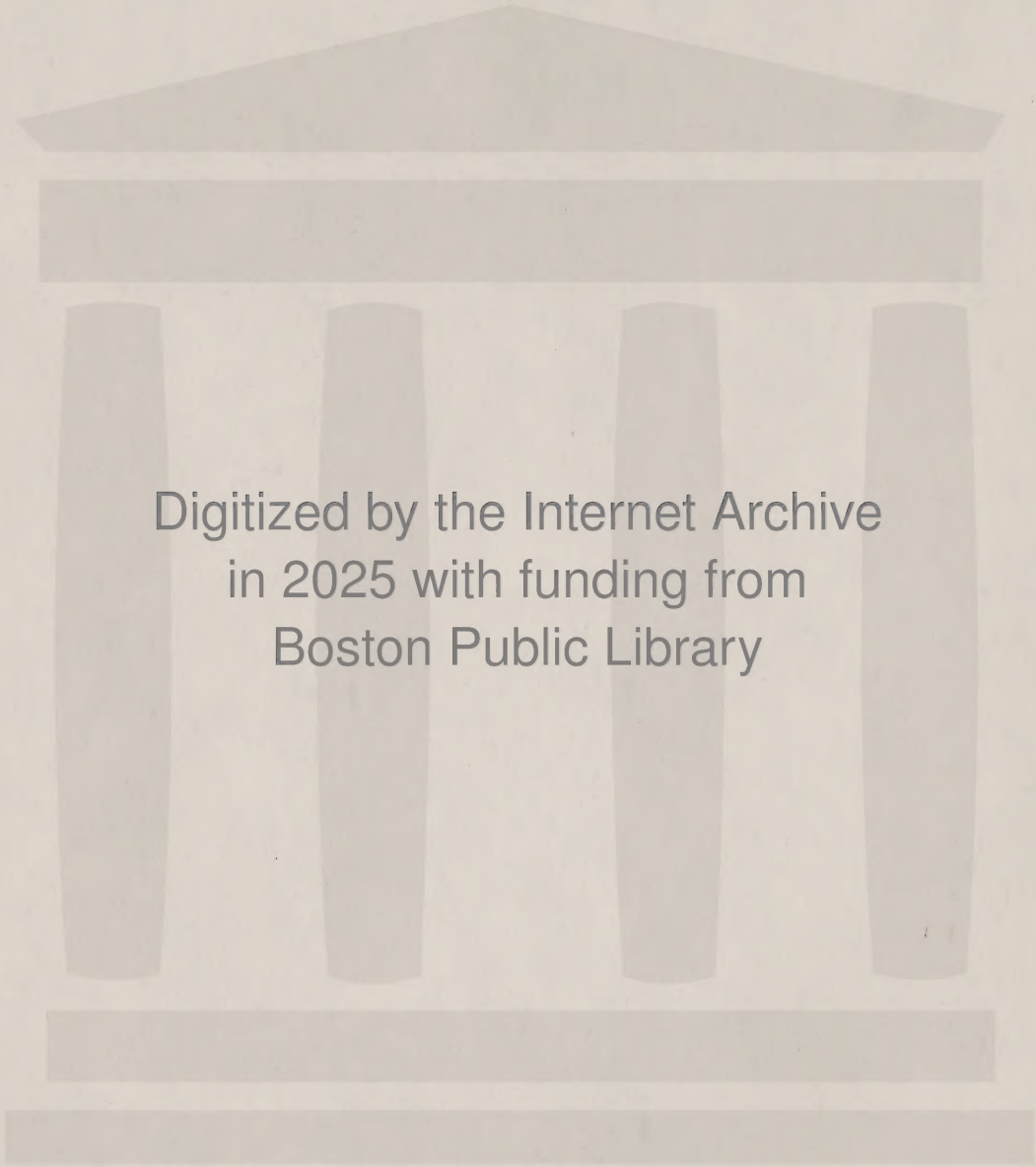
BOSTON PUBLIC LIBRARY
3 9999 06586 479 3
A
m3/B16
RA
86/56



BOSTON
PUBLIC
LIBRARY


Digitized by the Internet Archive
in 2025 with funding from
Boston Public Library

https://archive.org/details/profileofemploym00bost

A
NB/B16
RA
86/56

BOSTON PUBLIC LIBRARY
GOVERNMENT DOCUMENTS DEPARTMENT
RECEIVED
JUN 22 1988
G8800936

PROFILE OF EMPLOYMENT BY OCCUPATION FOR THREE DEVELOPMENT ALTERNATIVES ON PARCEL 18, ROXBURY

The questions relating to jobs on Parcel 18 -- how many? what types? what pay levels? -- cannot be answered completely until specific employers locate in a new development there. For planning purposes, however, a rough profile may be drawn from available sources of information.

From a recent sketch of the five sites that comprise Parcel 18, three alternative mixed-use developments are under consideration. The development alternatives are summarized below:

	Alternatives		
	A	B	C
Executive office space (sq. ft.)	646,000	608,000	546,000
Support office space	390,000	460,000	420,000
Retail space	210,000	210,000	95,000
Total developed space	1,246,000	1,278,000	1,061,000

Two available profiles shed light on the Parcel 18 development. First, the average profile of office-related industries in Suffolk County indicates that 42 percent of the workers were employed in clerical occupations, 21 percent in professional and technical occupations, 19 percent in management and sales and 11 percent in service occupations (see Tables 1 and 2). This represents

a benchwork against which various Parcel 18 profiles may be compated. If Parcel 18 were to attract a variety of types of businesses and organizations that tupically occupy office space, the jobs profile would resemble the county average.

Second, the most specific job profile available for a large development is the projected job profile for International Place, prepared for the BRA in 1985 (see Table 3). The Parcel 18 proposed alternatives can be related to the International Place profile in two ways. First, the "executive" office portion of the Parcel 18 project would resemble the International Place profile which includes many professional and technical jobs that would be typical in high class executive office space. Second, the "support" office part of the Parcel 18 development would look like an International Place profile without the professional jobs with fewer secretarial jobs, and with more clerical and technical support jobs. Both the "executive" and "support" elements are weighted by size (in square footage) in relation to International Place dimensions. Also, more retail trade workers (store managers and sales workers) are included in the Parcel 18 profiles than in the International Place project.

The results for alternatives A, B and C are similar (see Tables 4-6). Each would generate about 5,000 permanent jobs. Secretarial, clerical and other support occupations would account for about six of every ten permanent jobs. Professional occupations would make up 30 percent of the total, while the remaining 10 percent would fall into technical, managerial, sales and building maintenance categories. Detailed lists of occupations for each alternative indicate that about two of every ten jobs would be filled by secretaries,

another two by clerks and word processors, and another two jobs by a combination of accountants, consultants and investment officers (see Tables 5-7).

The three profiles for Parcel 18 each have relatively more professional and more clerical workers than the average for office-related industries in Suffolk County. The particular combination of "executive, support" and minor retail developments in Parcel 18 would produce fewer managerial, technical and sales jobs than the county average. Compared to the International Place profile, Parcel 18 would support a more diverse array of occupations.

Weekly earnings in Tables 4-9 are for full-time, wage and salary workers either in the Boston area, (for those occupations for which data was available), or the nation. Earnings are expressed in terms of 1985 dollars, inflated from 1983 or 1984 by the Boston Area Consumer Price Index. Entry-level earnings for those occupations would likely be lower than the averages from the surveys.

In each of the alternative developments, the average weekly earnings would be around $375 or $19,500 on an annual basis. The professional occupations top the list with an average weekly pay of $525. A variety of jobs in other skilled occupations would pay reasonably well. The technical occupations, except for cooks and dental hygienists, have fairly high pay levels. The numerous jobs for secretaries and word processors would pay around $290 per week or about $15,000 per year.

Some of the available jobs would pay less than $250 per week ($13,000 on an annual basis) such as those for cooks, sales workers, waiters and bartenders, food service workers, messengers, mail clerks, custodians, security guards and parking attendants.

The number of entry-level positions available in a Parcel 18 development would depend on the actual employers' management practices, types of operations and transfers of employees. The most likely occupations for entry-level positions would be in the technical, secretarial and support and building maintenance categories.

Jeffrey Brown
BRA Research Department
January 6, 1986

Table 1

Employment by Occupation in Office-Related Industries*
Suffolk County, 1983, and Projections 1985-1995

	1983	1985	1990	1995
Professional, technical	34,175	37,863	44,952	51,197
Engineers	3,005	3,450	4,372	5,430
Accountants & auditors	3,946	4,423	5,357	6,325
Lawyers	2,492	2,832	3,524	4,248
Engineering & science tech.	3,690	4,133	4,892	5,688
Computer specialists	2,817	3,164	4,043	5,054
Managers, officials	21,433	23,253	26,441	29,640
Office, branch, store managers	21,361	23,172	26,346	29,533
Sales workers	9,476	10,063	11,321	12,445
Sales agents & brokers, insurance	4,932	4,714	5,046	5,123
Clerical workers	69,353	72,535	78,653	83,746
Bank tellers	6,896	7,156	7,478	7,685
Accounting clerks	2,534	2,623	2,733	2,770
Bookkeepers, hand	2,058	2,207	2,319	2,361
Clerical supervisors	3,025	3,126	3,410	3,670
General clerks, office	8,203	8,552	9,279	9,945
Computer operators	3,147	3,347	3,726	4,070
Secretaries	10,565	11,393	12,585	13,544
Telephone operators	2,061	2,058	1,957	1,922
Craft & related related workers	7,220	7,840	8,308	9,097
Mechanics, repairers, installers	4,884	5,218	5,363	5,762

	1983	1985	1990	1995
Operatives	2,948	3,364	4,017	4,714
Service workers	18.030	20,764	24,013	27,311
Building custodians	7,726	8,895	10,089	11,392
Food service workers	1,724	1,976	2,250	2,452
Protective service	3,969	4,560	5,300	6,121
Laborers	2,696	3,254	3,948	4,781
Total, all occupations	165,330	178,937	201,654	223,652

*Component industries for office occupations:
(81) telephone and other communications, (83) all other utilities, (87) banking, (88) insurance carriers and agents, (89) credit agencies, security, commodities, (90) real estate, (93) advertising, (94) business services, (98) offices of physicians, dentists, other health, (101) legal and miscellaneous services, (102) social services.

Source: J. Brown, Boston Redevelopment Authority, Research Department;
based on employment projections by industry and occupation - industry matrix, June 1985.

Table 2

Employment by Occupation in Office-Related Industries*
Suffolk County, 1983, and Projections 1985-1995
(Percent Composition)

	Percent of Total		
	1983	1985	1995
Professional, technical	21%	21%	23%
Engineers	2	2	2
Accountants & auditors	2	2	3
Lawyers	2	2	2
Engineering & science tech.	2	2	3
Computer specialists	2	2	2
Managers, officials	13	13	13
Office, branch, store managers	13	13	13
Sales workers	6	6	6
Sales agents & brokers, insurance	3	3	3
Clerical workers	42	41	37
Bank tellers	4	4	3
Accounting clerks	2	1	1
Bookkeepers, hand	1	1	1
Clerical supervisors	2	2	2
General clerks, office	5	5	4
Computer operators	2	2	2
Secretaries	6	6	6
Telephone operators	1	1	1
Craft & related related workers	4	4	4
Mechanics, repairers, installers	3	3	3

	1983	1985	1995
Operatives	2%	2%	2%
Service workers	11	12	12
Building custodians	5	5	5
Food service workers	1	1	1
Protective service	2	3	3
Laborers	2	1	2
Total, all office occupations	100	100	100

*Component industries for office occupations:
(81) telephone and other communications, (83) all other utilities, (87) banking, (88) insurance carriers and agents, (89) credit agencies, security, commodities, (90) real estate, (93) advertising, (94) business services, (98) offices of physicians, dentists, other health, (101) legal and miscellaneous services, (102) social services.

Source: J. Brown, Boston Redevelopment Authority, Research Department;
based on employment projections by industry and occupation - industry matrix, June 1985.

Table 3

Occupations for International Place Projected Job Profile

Occupation	Number of Jobs	Percent
Professional		
Lawyers	594	8.3
Accountants/Consultants	1587	22.1
Business Services	128	1.8
Investment	1211	16.8
Real Estate	280	3.9
Financial	137	1.9
Dentists/Doctors	7	0.1
Technical		
Paralegals	92	1.3
Programmers	50	0.7
Dental Hygienists	8	0.1
Sales Representatives	4	0.1
Computer Consultants	13	0.2
Cooks	21	0.3
Graphic Artists	12	0.2
Librarians	13	0.2
Managerial		
Office Managers	124	1.7
Branch Managers	4	0.1
Personnel	18	0.3
Store Managers	9	0.1
Secretarial and Support		
Word Processors	284	3.9
Secretaries	1782	24.8
Receptionists	276	3.8
Bookkeepers	185	2.6
Tellers	6	0.1
Medical Assistants	4	0.1
File Clerks	126	1.8
Mail Clerks	43	0.6
Messengers	28	0.4
Waiters & Bartenders	48	0.7
Printers	7	0.1
Proofreaders	15	0.2
Building Maintenance		
Custodians	9	0.1
Security	23	0.3
Electricians	7	0.1
Plumbers	7	0.1
Maintenance	15	0.2
Parking Attendants	13	0.2
Total	7190	100.0

Sources: BRA Research Department, 1985. JPB

Table 4

Employment by Major Occupational Category, Parcel 18, Alternative A

Occupation	Employees	% of Total	Wkly Pay
Professional	1,737	33.7	525.45
Technical	199	3.9	480.32
Managerial	187	3.6	535.80
Sales Workers	48	0.9	201.66
Secretarial and Support	2,902	56.3	292.11
Building Maintenance	77	1.5	419.69
Total	5,150	100.0	381.47

Sources: International Place projected job profile(BRA);
U.S.Bureau of Labor Statistics: (I)Boston Area Wage Survey, 8-84; (II)U.S.Wage Survey, 1983, Monthly Labor Review, 1-85.

Table 5

Employment by Major Occupational Category, Parcel 18, Alternative B

Occupation	Employees	% of Total	Wkly Pay
Professional	1,636	31.1	525.67
Technical	212	4.0	495.10
Managerial	182	3.5	545.96
Sales Workers	14	0.3	201.66
Secretarial and Support	3,127	59.5	289.74
Building Maintenance	83	1.6	437.34
Total	5,255	100.0	374.57

Sources: International Place projected job profile(BRA);
U.S.Bureau of Labor Statistics: (I)Boston Area Wage Survey, 8-84; (II)U.S.Wage Survey, 1983, Monthly Labor Review, 1-85.

Table 6

Employment by Major Occupational Category, Parcel 18, Alternative C

Occupation	Employees	% of Total	Wkly Pay
Professional	1,470	30.9	525.65
Technical	192	4.0	494.68
Managerial	163	3.4	556.78
Sales Workers	6	0.1	201.66
Secretarial and Support	2,838	59.7	289.54
Building Maintenance	76	1.6	441.85
Total	4,754	100.0	373.45

Sources: International Place projected job profile(BRA);
U.S.Bureau of Labor Statistics: (I)Boston Area Wage Survey, 8-84; (II)U.S.Wage Survey, 1983, Monthly Labor Review, 1-85.

Table 7

Employment by Occupation in Parcel 18, Alternative A

Occupation	Number of Jobs	Percent	Weekly Earnings BLS-I	BLS-II
Professional				
Lawyers	261	5.1		681.71
Accountants/Consultants	697	13.5		462.51
Business Services	56	1.1		462.51
Investment	532	10.3		556.77
Real Estate	123	2.4		424.15
Financial	60	1.2		549.10
Dentists/Doctors	9	0.2		552.38
Technical				
Paralegals	40	0.8		346.34
Programmers	70	1.4	449.50	
Dental Hygienists	10	0.2		274.00
Sales Representatives	4	0.1		461.42
Computer Consultants	24	0.5	589.00	
Cooks	22	0.4		188.51
Graphic Artists	15	0.3	418.00	
Librarians	14	0.3		419.77
Managerial				
Office Managers	129	2.5		549.10
Branch Managers	10	0.2		499.78
Personnel	20	0.4		493.20
Store Managers	28	0.5		384.70
Sales Workers	48	0.9		201.66
Secretarial and Support				
Word Processors	360	7.0	344.00	
Secretaries	1,145	22.2	344.00	
Receptionists	242	4.7	256.00	
Bookkeepers	202	3.9		276.19
Tellers	9	0.2		224.68
Medical Assistants	5	0.1		338.27
File Clerks	309	6.0	205.00	
Mail Clerks	91	1.8		242.22
Messengers	30	0.6	198.00	
Waiters & Bartenders	51	1.0		192.90
Printers	9	0.2		421.60
Proofreaders	25	0.5		260.85
Switchboard Operators	6	0.1	242.00	
Payroll & Timekeeping Clerks	24	0.5	291.00	
Food Service Workers	30	0.6		155.63
Other Financial Clerks	362	7.0		278.38
Building Maintenance				
Custodians	9	0.2	232.80	
Security	24	0.5	212.80	
Electricians	7	0.1	482.80	
Plumbers	7	0.1		442.78
Maintenance	16	0.3	441.20	
Parking Attendants	14	0.3		219.20
Total	5,150	100.0		

Sources: International Place projected job profile(BRA);
U.S.Bureau of Labor Statistics: (I)Boston Area Wage Survey,8-
(II)U.S.Wage Survey, 1983,1-85. JPB 1.06.86

Table 8

Employment by Occupation in Parcel 18, Alternative B

Occupation	Number of Jobs	Percent	Weekly Earnings BLS-I	BLS-II
Professional				
Lawyers	245	4.7		681.71
Accountants/Consultants	655	12.5		462.51
Business Services	53	1.0		462.51
Investment	500	9.5		556.77
Real Estate	116	2.2		424.15
Financial	57	1.1		549.10
Dentists/Doctors	10	0.2		552.38
Technical				
Paralegals	38	0.7		346.34
Programmers	78	1.5	449.50	
Dental Hygienists	10	0.2		274.00
Sales Representatives	5	0.1		461.42
Computer Consultants	27	0.5	589.00	
Cooks	24	0.4		188.51
Graphic Artists	16	0.3	418.00	
Librarians	15	0.3		419.77
Managerial				
Office Managers	140	2.7		549.10
Branch Managers	11	0.2		499.78
Personnel	22	0.4		493.20
Store Managers	10	0.2		384.70
Sales Workers	14	0.3		201.66
Secretarial and Support				
Word Processors	395	7.5	344.00	
Secretaries	1,163	22.1	344.00	
Receptionists	256	4.9	256.00	
Bookkeepers	219	4.2		276.19
Tellers	10	0.2		224.68
Medical Assistants	6	0.1		338.27
File Clerks	351	6.7	205.00	
Mail Clerks	103	2.0		242.22
Messengers	33	0.6	198.00	
Waiters & Bartenders	55	1.1		192.90
Printers	10	0.2		421.60
Proofreaders	28	0.5		260.85
Switchboard Operators	7	0.1	242.00	
Payroll & Timekeeping Clerks	28	0.5	291.00	
Food Service Workers	36	0.7		155.63
Other Financial Clerks	427	8.1		278.38
Building Maintenance				
Custodians	10	0.2	232.80	
Security	26	0.5	212.80	
Electricians	8	0.1	482.80	
Plumbers	8	0.1		442.78
Maintenance	17	0.3	441.20	
Parking Attendants	15	0.3		219.20
Total	5,255	100.0		

Sources: International Place projected job profile(BRA);
U.S.Bureau of Labor Statistics: (I)Boston Area Wage Survey,
(II)U.S.Wage Survey, 1983,1-85. JPB 1.06.86

Table 9

Employment by Occupation in Parcel 18, Alternative C

Occupation	Number of Jobs	Percent	Weekly Earnings BLS-I	BLS-II
Professional				
Lawyers	220	4.6		681.71
Accountants/Consultants	589	12.4		462.51
Business Services	47	1.0		462.51
Investment	449	9.5		556.77
Real Estate	104	2.2		424.15
Financial	51	1.1		549.10
Dentists/Doctors	9	0.2		552.38
Technical				
Paralegals	34	0.7		346.34
Programmers	71	1.5	449.50	
Dental Hygienists	9	0.2		274.00
Sales Representatives	4	0.1		461.42
Computer Consultants	24	0.5	589.00	
Cooks	21	0.5		188.51
Graphic Artists	15	0.3	418.00	
Librarians	13	0.3		419.77
Managerial				
Office Managers	127	2.7		549.10
Branch Managers	10	0.2		499.78
Personnel	20	0.4		493.20
Store Managers	7	0.1		384.70
Sales Workers	6	0.1		201.66
Secretarial and Support				
Word Processors	359	7.5	344.00	
Secretaries	1,051	22.1	344.00	
Receptionists	232	4.9	256.00	
Bookkeepers	199	4.2		276.19
Tellers	9	0.2		224.68
Medical Assistants	5	0.1		338.27
File Clerks	320	6.7	205.00	
Mail Clerks	94	2.0		242.22
Messengers	30	0.6	198.00	
Waiters & Bartenders	50	1.1		192.90
Printers	9	0.2		421.60
Proofreaders	25	0.5		260.85
Switchboard Operators	7	0.1	242.00	
Payroll & Timekeeping Clerks	26	0.5	291.00	
Food Service Workers	33	0.7		155.63
Other Financial Clerks	390	8.2		278.38
Building Maintenance				
Custodians	9	0.2	232.80	
Security	23	0.5	212.80	
Electricians	7	0.2	482.80	
Plumbers	7	0.2		442.78
Maintenance	15	0.3	441.20	
Parking Attendants	13	0.3		219.20
Total	4,754	100.0		

Sources: International Place projected job profile(BRA);
U.S.Bureau of Labor Statistics: (I)Boston Area Wage Survey,
(II)U.S.Wage Survey, 1983,1-85. JPB 1.06.86